048.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,108,400	/	1,108,400
USE VALUE:	1,108,400	/	1,108,400
ASSESSED:	1,108,400	/	1,108,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		HAYES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COUGHLIN JOHN T & DEBORAH L
Owner 2:	
Owner 3:	
Street 1:	39 HAYES STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,067 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3290 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6067.000	626,800		481,600	1,108,400
Total Card	0.139	626,800		481,600	1,108,400
Total Parcel	0.139	626,800		481,600	1,108,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.90 | /Parcel: 336.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	33911
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!4050!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	626,800	0	6,067.	481,600	1,108,400	1,108,400	Year End Roll	12/18/2019
2019	104	FV	461,600	0	6,067.	511,700	973,300	973,300	Year End Roll	1/3/2019
2018	104	FV	461,600	0	6,067.	373,200	834,800	834,800	Year End Roll	12/20/2017
2017	104	FV	433,400	0	6,067.	325,100	758,500	758,500	Year End Roll	1/3/2017
2016	104	FV	433,400	0	6,067.	276,900	710,300	710,300	Year End	1/4/2016
2015	104	FV	386,900	0	6,067.	270,900	657,800	657,800	Year End Roll	12/11/2014
2014	104	FV	386,900	0	6,067.	222,700	609,600	609,600	Year End Roll	12/16/2013
2013	104	FV	402,300	0	6,067.	211,900	614,200	614,200		12/13/2012

PRINT

Date	Time
12/10/20	19:08:27

LAST REV

Date	Time
04/09/19	15:29:01
apro	
4050	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALDWELL RICHAR	1123-61		2/28/1994		227,500	No	No		Y

USER DEFINED

Prior Id # 1:	33911
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2018	776	New Wind	5,260	C				
8/29/2007	754	Renovate	20,000	O		G9	GR FY09	renovation of atti
5/15/2001	294	Redo Kit	15,000	C				REMODEL KITCHEN AN
5/15/2001	292	Porch	6,500	C				REPLACE PORCH ROOF
4/7/1997	150	Dormers	12,000					DORMER 22X12 SHELL
9/1/1994	449	Redo Kit	2,500					REMODEL-KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/7/2009	Meas/Inspect	294	PATRIOT
1/24/2002	Inspected	PM	Peter M
3/8/2000	Meas/Inspect	197	PATRIOT
8/18/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6067		Sq. Ft.	Site		0	80.	0.99	1									481,608						481,600	

Total AC/HA:	0.13928	Total SF/SM:	6067	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	481,608	Spl Credit		Total:	481,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	INT GOOD
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96914887
Const Adj.:	0.99534553
Adj $ / SQ:	163.988
Other Features:	149000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	770053
Depreciation:	143230
Depreciated Total:	626823

COMMENTS

VIEW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

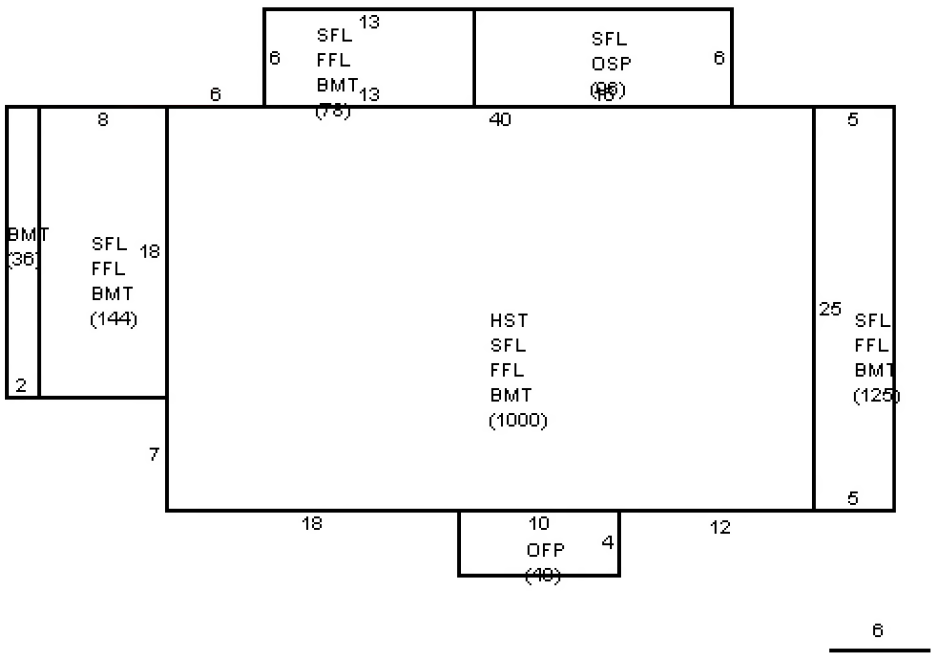
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.99
Special Features:	0	Val/Su Net:	130.34
Final Total:	626800	Val/Su SzAd	190.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,443	163.990	236,635
BMT	Basement	1,383	49.200	68,039
FFL	First Floor	1,347	163.990	220,892
HST	Half Story	500	180.390	90,194
OSP	Screen Porch	96	36.880	3,541
OFP	Open Porch	40	43.800	1,752

Net Sketched Area:	4,809			Total:	621,053
Size Ad	3290	Gross Are	5309	FinArea	3290

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	GUF	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	